PLAT SHOWING RIGHT-OF-WAY, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATIONS ON TAX PARCELS 67-(12)-A, B & C HEREBY CREATING BLACKROCK DRIVE

PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE HEREON "PLAT SHOWING RIGHT-OF-WAY, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATIONS ON TAX PARCELS 7-(12)-A, B & C HEREBY CREATING BLACKROCK DRIVE", DATED 12/27/12, BEING THE PROPERTY OF HIGHLANDS AT HUCKLEBERRY RIDGE LLC AND BLUESTONE LAND, L.L.C., HAS BEEN PREPARED IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THE DEDICATION OF BLACKROCK DRIVE, SIGHT DISTANCE EASEMENTS, WATERLINE AND SANITARY SEWER EASEMENTS TO MONTGOMERY COUNTY, AS SHOWN HEREON, IS HEREBY MADE. THE OWNER OF TAX PARCEL 67-(A)-230 (BOARD OF SUPERVISORS OF MONTGOMERY COUNTY, VIRGINIA) IS A SIGNATORY TO THIS PLAT ONLY AS IT RELATES TO THE CONSENT TO AND DEDICATION OF THE SANITARY SEWER EASEMENT, AS SHOWN HEREON, WHICH CROSSES THE RESPECTIVE PROPERTY.

FOR HIGHLANDS AT HUCKLEBERRY RIDGE LLC:

RICHARD PARK, MANAGING MEMBER — DATE 4/16/2015

FOR BLUESTONE LAND, L.L.C.:

RICHARD PARK, MANAGING MEMBER — DATE 4/16/2015

FOR THE BOARD OF SUPERVISORS OF MONTGOMERY COUNTY, VIRGINIA:

DATE

NAME

TITLE

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: Virginia

CITY / COUNTY OF Albemarle

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS April 16, 2015 BY Richard A. Park Managing Member OF Bluestone Land, L.L.C. Managing member AND Highlands at Huckleberry Ridge LLC A Virginia limited liability company limited liability company CORPORATION ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC — REGISTRATION No. 357556

MY COMMISSION EXPIRES: 11/30/2017

ELIZABETH F GROTH COMMONWEALTH OF VIRGINIA REGISTRATION NO. 357556 MY COMM. EXPIRES 11/30/2017 NOTARY PUBLIC

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: Virginia

CITY / COUNTY OF Albemarle

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS April 16, 2015 BY Richard A. Park Managing Member OF Bluestone Land, L.L.C. A Virginia limited liability company limited liability company CORPORATION ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC — REGISTRATION No. 357556

MY COMMISSION EXPIRES: 11/30/2017

ELIZABETH F GROTH COMMONWEALTH OF VIRGINIA REGISTRATION NO. 357556 MY COMM. EXPIRES 11/30/2017 NOTARY PUBLIC

NOTES:

1. THIS PLAT WAS PREPARED FOR HIGHLANDS AT HUCKLEBERRY RIDGE LLC
2. CURRENT OWNERS: HIGHLANDS AT HUCKLEBERRY RIDGE LLC
   1821 AVON ST. SUITE 200 CHARLOTTESVILLE, VA 22902
   LEGAL REFERENCE: INSTRUMENT NO. 2013004523; PLAT REFERENCE: INSTRUMENT NO. 2012005579 (PARCEL 'A')
   TAX PARCEL NO.: 67-(12)-A; PID #190090
   BLUESTONE LAND, L.L.C.
   1821 AVON ST. SUITE 200 CHARLOTTESVILLE, VA 22902
   LEGAL REFERENCES: INSTRUMENT NO.'s 2013004526 & 2013004528; PLAT REFERENCE: INSTRUMENT NO. 2012005579 (PARCEL 'B' & 'REMAINDER')
   TAX PARCEL NO.: 67-(12)-B; PID #190091; 67-(12)-C; PID #190092
   BOARD OF SUPERVISORS OF MONTGOMERY COUNTY, VIRGINIA
   LEGAL REFERENCE: D.B. 274 PG. 205; TAX PARCL NO.: 67-(A)-230; PID #110872 ("HUCKLEBERRY TRAIL")
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0133C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
6. NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
7. SUBJECT PROPERTY IS ZONED "RM-1"
   RM-1 DISTRICT: MINIMUM AREA: 2,000 SQ. FT. FOR SINGLE FAMILY (TOWNHOUSE) UNITS, 16' MINIMUM LOT WIDTH; ALL OTHER USES=6,000 SQ. FT.; MAXIMUM LOT COVERAGE: 40% OF GROSS SITE AREA; MINIMUM WIDTH: 64' AT SETBACK FOR MULTIFAMILY STRUCTURES; 16' FOR TOWNHOUSE UNITS; SETBACKS: FRONT=25'; SIDE=25'; REAR=30'; ACCESSORY BUILDINGS=10' FROM ANY SIDE OR REAR LOT LINE; MAXIMUM HEIGHT=35'
   THERE ARE PROFFERED CONDITIONS WHICH ACCOMPANY THE SUBJECT LANDS PER ORD-FY-11-14. DATED MAY 9, 2011.
8. SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. GAY AND NEEL, INC., AND THE SURVEYOR WHO'S NAME AND SEAL ARE AFFIXED HERETO, DOES NOT WARRANT SETBACKS AND ASSUMES NO LIABILITY FOR THE SETBACK INFORMATION SHOWN HEREON. CONSULT THE MONTGOMERY COUNTY PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO OBTAINING ANY BUILDING OR CONSTRUCTION PERMITS.
9. TAX PARCEL 67-(12)-A IS SERVED BY A PUBLIC ROAD. PUBLIC WATER AND SEWER FACILITIES ARE AVAILABLE TO SERVE THE SUBJECT PROPERTY SHOWN HEREON.
10. THE TERM "HEREBY DEDICATED" DENOTES ITEMS TO BE DEDICATED TO MONTGOMERY COUNTY UPON APPROVAL OF THIS PLAT.
11. THIS RIGHT-OF-WAY DEDICATION DOES NOT INCREASE THE TOTAL NUMBER OF EXISTING LOTS.
12. WETLAND DELINEATION AS SHOWN WAS PERFORMED BY GAY AND NEEL, INC, AND SUBMITTED TO THE USACE. THE USACE HAS CONFIRMED EFFECTIVE JANUARY 12, 2012, USACE PRELIMINARY JURISDICTION FOR THE WATERS AND WETLANDS ON THE SURVEYED PROPERTY.
13. PLANS FOR BLACKROCK DRIVE, PREPARED BY GAY AND NEEL, INC. HAVE BEEN REVIEWED AND APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, BY LETTERS DATED MARCH 1, 2012 AND OCTOBER 4, 2012.
14. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: _____

CITY / COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____, _____ BY _____

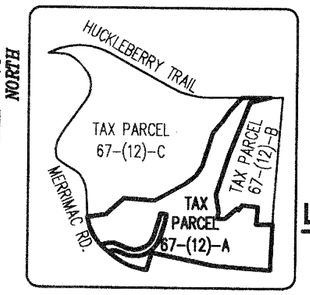
OF _____

A _____

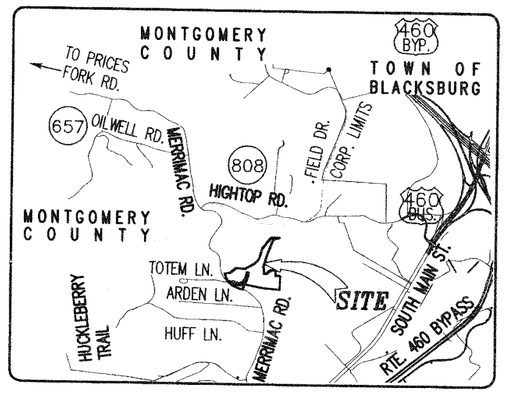
CORPORATION ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC — REGISTRATION No.

MY COMMISSION EXPIRES: _____



LOCATION MAP:
SCALE: 1"=±1000'



VICINITY MAP:
SCALE: 1"=±2000'

AREA SUMMARY:

BEFORE RIGHT-OF-WAY DEDICATION	AREA
TAX PARCEL 67-(12)-A	=21.140 ACRES
TOTAL AREA	=21.140 ACRES

AFTER RIGHT-OF-WAY DEDICATION	AREA
TAX PARCEL 67-(12)-A	=20.180 ACRES
RIGHT-OF-WAY DEDICATION	=0.960 ACRE
TOTAL AREA	=21.140 ACRES

SHEET INDEX:

SHEET 1 OF 5: SIGNATURES, APPROVALS, NOTES, ETC.
SHEET 2 OF 5: RIGHT-OF-WAY AND EASEMENT DEDICATIONS
SHEET 3 OF 5: EASEMENT DEDICATIONS, LEGEND, ABBREVIATIONS
SHEET 4 OF 5: EASEMENT DEDICATIONS
SHEET 5 OF 5: LINE AND CURVE TABLES

STATEMENT OF INTENT:

THE PURPOSE OF THIS PLAT IS TO DEDICATE BLACKROCK DRIVE, A NEW PUBLIC RIGHT-OF-WAY, AND ASSOCIATED SIGHT DISTANCE EASEMENTS, AS SHOWN HEREON, FOR CONVEYANCE TO MONTGOMERY COUNTY, SO THAT IT MAY BE ACCEPTED INTO THE V.D.O.T. SECONDARY ROAD SYSTEM UPON THE COMPLETION OF ITS CONSTRUCTION, AND TO DEDICATE THE NECESSARY SANITARY SEWER AND WATERLINE EASEMENTS REQUIRED FOR THE DEVELOPMENT OF THE HIGHLANDS AT HUCKLEBERRY RIDGE, PHASE I.

SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS "PLAT SHOWING RIGHT-OF-WAY, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATIONS ON TAX PARCELS 7-(12)-A, B & C HEREBY CREATING BLACKROCK DRIVE" DATED 12/27/12, IS A PORTION OF THE PROPERTY WHICH WAS ACQUIRED BY HIGHLANDS AT HUCKLEBERRY RIDGE LLC BY DEED RECORDED IN INSTRUMENT NO. 2013004523; AND A PORTION OF THE PROPERTY ACQUIRED BY BLUESTONE LAND, L.L.C. BY DEEDS RECORDED IN INSTRUMENT NO's. 2013004526 AND 2013004528; SAID DEEDS BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA; SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNER ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTY.

RALPH O. CLEMENTS, L.S. LIC. #1864 — DATE 04/14/15

V.D.O.T. APPROVAL:

THE VIRGINIA DEPARTMENT OF TRANSPORTATION HAS REVIEWED THE PLAT SHOWING RIGHT-OF-WAY DEDICATION, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATIONS ON TAX PARCELS 67-(12)-A, B & C HEREBY CREATING BLACKROCK DRIVE ON THE PROPERTY OF HIGHLANDS AT HUCKLEBERRY RIDGE LLC, DATED 12/27/12, AS SHOWN HEREON AND PROVIDED COMMENTS TO MONTGOMERY COUNTY.

AREA LAND USE ENGINEER — DATE 5-13-2015

APPROVAL AND ACCEPTANCE:

UNDER THE AUTHORITY OF THE MONTGOMERY COUNTY SUBDIVISION AND ZONING ORDINANCES, ACTING FOR AND ON BEHALF OF MONTGOMERY COUNTY, VIRGINIA, THE HEREON RIGHT-OF-WAY, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATION PLAT DATED, 12/27/12, IS HEREBY APPROVED FOR RECORDATION.

CHAIRMAN, MONTGOMERY COUNTY BOARD OF SUPERVISORS — DATE

CHAIRMAN, MONTGOMERY COUNTY PLANNING COMMISSION — DATE

MONTGOMERY COUNTY ENGINEER — DATE

SUBDIVISION AGENT, MONTGOMERY COUNTY — DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA, AS APPLICABLE.

RALPH O. CLEMENTS, L.S. LIC. #1864 — DATE 04/14/15

GAY AND NEEL, INC.
20 YEARS ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com

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PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
RALPH O. CLEMENTS
Lic. No. 1864
04/14/15
LAND SURVEYOR

REVISIONS

PRINTED ON MAY 13 2015

PROJECT TEAM	
PM	ROC
TECH	MTM
CREW	DWS, BLB

GNI JOB NO.	ISSUE DATE
1571.50	04/14/15

SHEET NUMBER
1 OF 5

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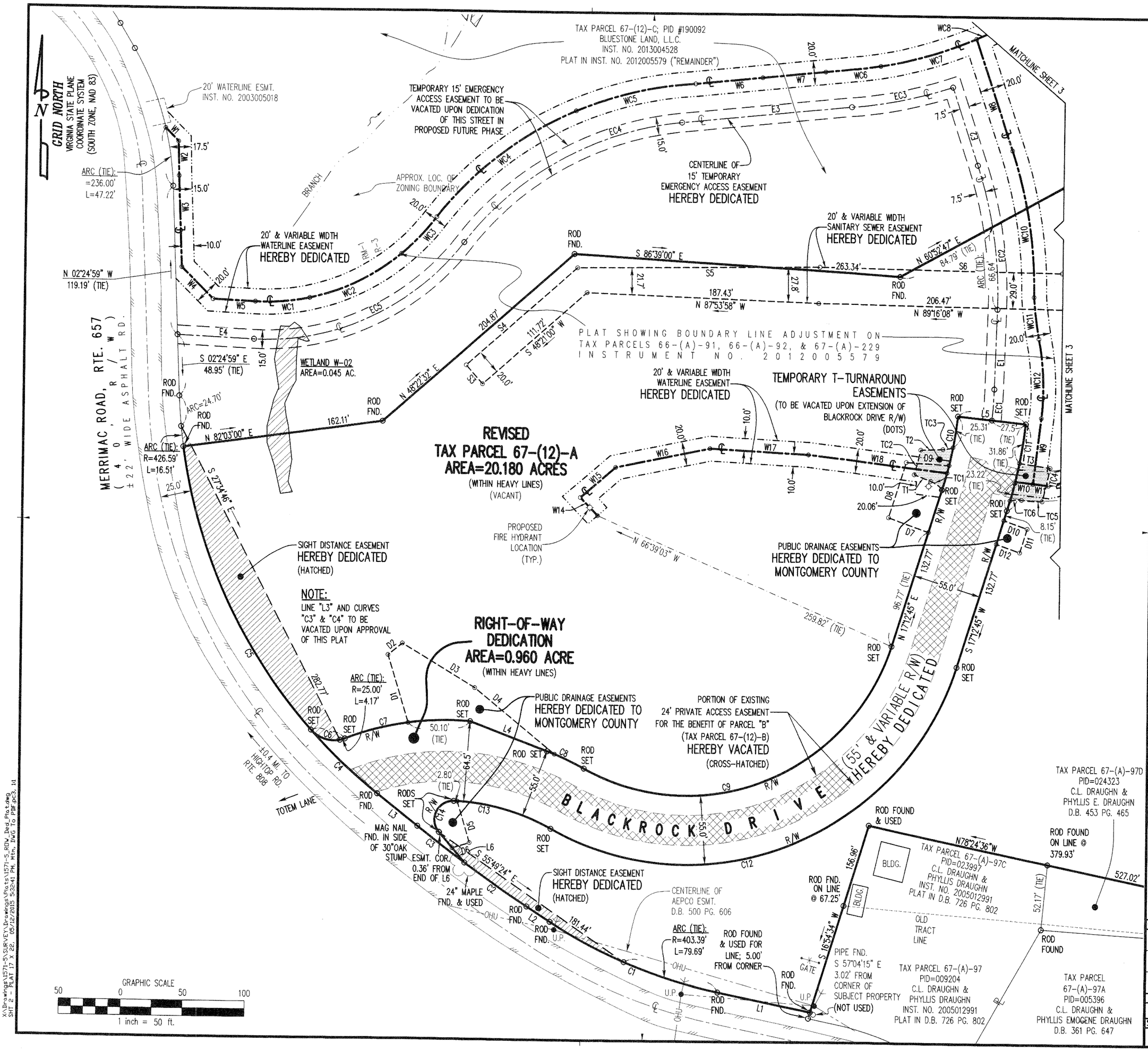

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ON
TAX PARCELS 67-(12)-A, B & C
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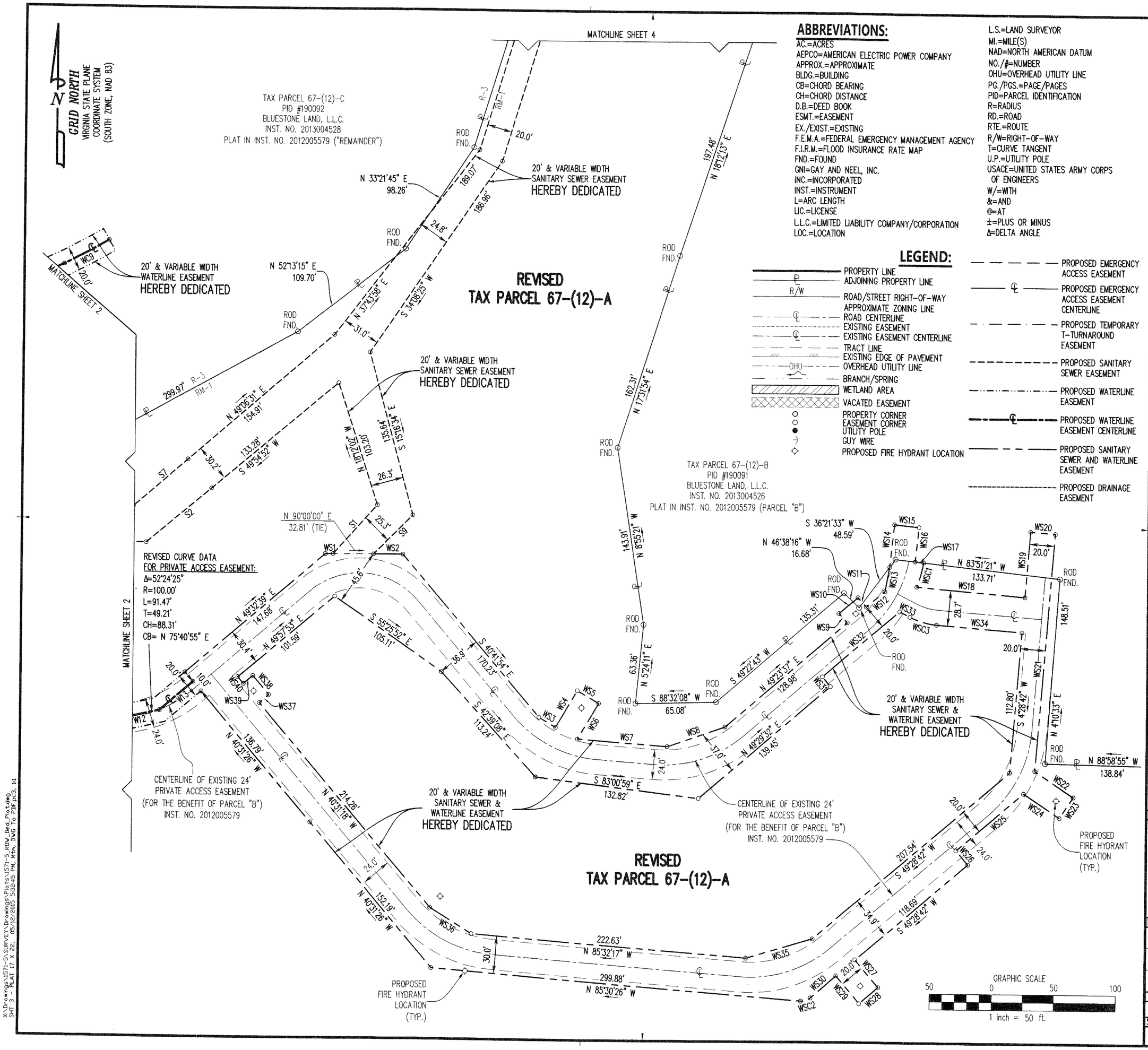
SHEET NUMBER
2 OF 5



ABBREVIATIONS:

AC.=ACRES
AEPCO=AMERICAN ELECTRIC POWER COMPANY
APPROX.=APPROXIMATE
BLDG.=BUILDING
CB=CHORD BEARING
CH=CHORD DISTANCE
D.B.=DEED BOOK
ESMT.=EASEMENT
EX./EXIST.=EXISTING
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.=FLOOD INSURANCE RATE MAP
FND.=FOUND
GNI=GAY AND NEEL, INC.
INC.=INCORPORATED
INST.=INSTRUMENT
L=ARC LENGTH
LIC.=LICENSE
L.L.C.=LIMITED LIABILITY COMPANY/CORPORATION
LOC.=LOCATION
L.S.=LAND SURVEYOR
MI.=MILE(S)
NAD=NORTH AMERICAN DATUM
NO./#=NUMBER
OHU=OVERHEAD UTILITY LINE
PG./PGS.=PAGE/PAGES
PID=PARCEL IDENTIFICATION
R=RADIUS
RD.=ROAD
RTE.=ROUTE
R/W=RIGHT-OF-WAY
T=CURVE TANGENT
U.P.=UTILITY POLE
USACE=UNITED STATES ARMY CORPS OF ENGINEERS
W/=WITH
&=AND
@=AT
±=PLUS OR MINUS
Δ=DELTA ANGLE

LEGEND:

PROPERTY LINE
ADJOINING PROPERTY LINE
ROAD/STREET RIGHT-OF-WAY
APPROXIMATE ZONING LINE
ROAD CENTERLINE
EXISTING EASEMENT
EXISTING EASEMENT CENTERLINE
TRACT LINE
EXISTING EDGE OF PAVEMENT
OVERHEAD UTILITY LINE
BRANCH/SPRING
WETLAND AREA
VACATED EASEMENT
PROPERTY CORNER
EASEMENT CORNER
UTILITY POLE
GUY WIRE
PROPOSED FIRE HYDRANT LOCATION
PROPOSED EMERGENCY ACCESS EASEMENT
PROPOSED EMERGENCY ACCESS EASEMENT CENTERLINE
PROPOSED TEMPORARY T-TURNAROUND EASEMENT
PROPOSED SANITARY SEWER EASEMENT
PROPOSED WATERLINE EASEMENT
PROPOSED WATERLINE EASEMENT CENTERLINE
PROPOSED SANITARY SEWER AND WATERLINE EASEMENT
PROPOSED DRAINAGE EASEMENT

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TECH	MTM
CREW	DWS, BLB
GNI JOB NO.	ISSUE DATE
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3 OF 5	

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GRID NORTH
VIRGINIA STATE PLANE
COORDINATE SYSTEM
(SOUTH ZONE, NAD 83)

±1370 FT. TO DAVIS ST.

EX. 20' SAN. SEWER ESMT. INST. NO. 2005002875

HIGHTOP RD., RTE. 808 (30' & VARIABLE R/W)

S 78°43'06" E 22.14' (TIE)

N 2°13'08" E 6.03'

237.77'

22.6'

BRIDGE

R/W

SMH

ROD FND.

10' R/W DEDICATION INST. NO. 2012005579

TAX PARCEL 67-(A)-18
PID=011145
SAMUEL LEE LINKOUS & PEGGY ALICE LINKOUS
INST. NO. 2008001091

TAX PARCEL 67-(12)-B
PID #190091
BLUESTONE LAND, L.L.C.
INST. NO. 2013004526
PLAT IN INST. NO. 2012005579 (PARCEL "B")

SLATE BRANCH

APPROX. LOC. OF FLOOD ZONE BOUNDARY (TYP.)

ROD FOUND

N 79°05'35" E

HUCKLEBERRY TRAIL

254.11'

S 79°49'21" W

20.2'

TAX PARCEL 67-(A)-230; PID=110872
BOARD OF SUPERVISORS OF MONTGOMERY COUNTY, VIRGINIA
D.B. 274 PG. 205 "HUCKLEBERRY TRAIL"
(PUBLIC ASPHALT TRAIL; FORMERLY N&W RAILWAY; 60' R/W)

ZONE 'A'

UNSHADED ZONE 'X'

N 89°25'10" E 276.76'

RM-1

R-3

N 89°25'10" E 239.16'

355.13'

352.06'

N 75°05'40" E

S 75°06'05" W

N 76°57'52" E

173.95'

68.49'

20' & VARIABLE WIDTH SANITARY SEWER EASEMENT HEREBY DEDICATED

CURVE DATA:
Δ=2°48'43"
L=36.65'
R=746.78'
T=18.33'
CH=36.64'
CB=N 88°00'49" E

ROD FOUND BY POST

TAX PARCEL 67-(A)-43
PID=008504
DOROTHY H. FULKS
D.B. 376 PG. 326
SEE PLAT IN D.B. 665 PG. 537

N 42°12'41" E 158.30'

108.54'

98.25'

TAX PARCEL 67-(12)-C
PID #190092
BLUESTONE LAND, L.L.C.
INST. NO. 2013004528
PLAT IN INST. NO. 2012005579 ("REMAINDER")

N 41°45'00" E

S 41°45'00" W

102.65'

106.09'

482.12'

939.63'

GALVANIZED PIPE FOUND WHERE POST CALLED FOR @ 88.72'; 4.08' LEFT OF LINE

N 34°48'32" E 103.43'

N 34°44'01" E

S 34°10'06" W

126.99'

123.00'

N 40°24'17" E 127.10'

21.0'

N 40°26'09" E

S 41°07'11" W

20' & VARIABLE WIDTH SANITARY SEWER EASEMENT HEREBY DEDICATED

N 21°24'55" E

TAX PARCEL 67-(12)-B
PID #190091
BLUESTONE LAND, L.L.C.
INST. NO. 2013004526
PLAT IN INST. NO. 2012005579 (PARCEL "B")

TAX PARCEL 67-(A)-46A
PID=024352
JOHN E. EARLY
D.B. 464 PG. 422
PLAT IN D.B. 495 PG. 424

REVISED
TAX PARCEL 67-(12)-A

N 16°52'03" E 302.06'

301.53'

300.46'

20.0'

N 16°52'03" E

S 16°52'03" W

ROD FOUND @ 338.84'; 2.63' LEFT OF LINE

S 4°13'05" W

TAX PARCEL
67-(A)-47
PID=005758
KNOLLWOOD ASSOCIATES, L.L.C.
INST. NO. 2008012106
P.B. 24 PG. 70

MATCHLINE SHEET 3

GRAPHIC SCALE
50 0 50 100
1 inch = 50 ft.

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PM	ROC
TECH	MTM
CREW	DWS, BLB

GNI JOB NO.	ISSUE DATE
1571.50	12/27/12

SHEET NUMBER
4 OF 5

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°23'21" W	76.60'
L2	N 57°21'46" W	22.22'
L3	N 51°57'20" W	41.39'
L4	S 69°41'55" E	66.43'
L5	S 84°05'48" E	55.00'
L6	S 40°42'57" E	31.81'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	21°00'37"	403.39'	147.92'	74.80'	147.10'	N 67°52'04" W
C2	3°02'19"	1152.75'	61.14'	30.58'	61.13'	N 55°50'36" W
C3	2°22'07"	1152.75'	47.66'	23.83'	47.65'	N 53°08'23" W
C4	9°57'09"	426.59'	74.10'	37.14'	74.01'	N 46°58'45" W
C5	34°03'11"	426.59'	253.54'	130.64'	249.83'	N 24°58'35" W
C6	68°49'38"	25.00'	30.03'	17.13'	28.26'	S 76°25'00" E
C7	24°51'15"	237.00'	102.81'	52.22'	102.00'	N 81°35'49" E
C8	8°14'44"	227.50'	32.74'	16.40'	32.71'	S 65°34'33" E
C9	101°20'03"	172.50'	305.09'	210.51'	266.85'	N 67°52'47" E
C10	11°18'33"	307.50'	60.70'	30.45'	60.60'	N 11°33'28" E
C11	11°18'33"	362.50'	71.55'	35.89'	71.44'	S 11°33'28" W
C12	101°20'03"	227.50'	402.36'	277.63'	351.93'	S 67°52'47" W
C13	27°11'56"	172.50'	81.89'	41.73'	81.12'	N 75°03'10" W
C14	132°03'49"	15.00'	34.57'	33.74'	27.41'	S 25°18'58" W

EMERGENCY ACCESS EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
EC1	4°17'08"	335.00'	25.06'	12.53'	25.05'	N 3°45'37" E
EC2	20°03'56"	335.00'	117.32'	59.27'	116.72'	N 8°24'55" W
EC3	12°43'14"	375.00'	83.26'	41.80'	83.09'	S 77°55'26" W
EC4	47°16'45"	250.00'	206.29'	109.43'	200.49'	S 60°38'41" W
EC5	55°34'43"	200.00'	194.01'	105.40'	186.49'	S 64°47'40" W

EMERGENCY ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 01°37'03" E	63.96'
E2	N 18°26'53" W	65.85'
E3	S 84°17'03" W	137.68'
E4	N 87°24'59" W	61.60'

SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S1	N 41°55'44" E	53.21'
S2	S 49°55'15" W	68.43'
S3	N 41°39'00" W	20.00'
S4	N 48°21'00" E	119.03'
S5	N 89°19'35" E	195.83'
S6	S 89°16'20" E	195.23'
S7	N 49°01'41" E	58.11'
S8	S 06°44'34" E	20.80'
S9	S 44°49'28" W	44.50'

WATERLINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
W1	S 45°04'35" E	15.07'
W2	S 01°27'19" E	27.66'
W3	S 02°23'08" E	73.43'
W4	S 45°00'00" E	35.81'
W5	S 87°24'59" E	34.22'
W6	N 84°17'03" E	54.54'
W7	N 84°17'03" E	51.08'
W8	S 18°39'35" E	94.51'
W9	S 06°34'29" W	53.24'
W10	S 83°23'59" E	14.39'
W11	S 83°23'59" E	12.41'
W12	N 77°04'31" E	32.52'
W13	N 49°32'39" E	35.50'
W14	N 43°53'44" W	20.03'
W15	N 49°01'07" E	37.40'
W16	N 78°12'31" E	77.73'
W17	S 86°50'01" E	79.69'
W18	S 83°23'59" E	112.46'

WATERLINE EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
WC1	14°21'56"	176.09'	44.15'	22.19'	44.04'	N 85°21'44" E
WC2	27°59'05"	170.00'	83.03'	42.36'	82.21'	N 63°55'47" E
WC3	14°10'33"	166.53'	41.20'	20.71'	41.10'	N 43°02'53" E
WC4	29°10'43"	280.00'	142.59'	72.88'	141.06'	N 52°10'18" E
WC5	19°34'29"	290.51'	99.25'	50.11'	98.77'	N 76°43'30" E
WC6	4°14'04"	601.31'	44.44'	22.23'	44.43'	N 83°01'17" E
WC7	13°45'36"	335.55'	80.58'	40.49'	80.39'	N 73°16'41" E
WC8	2°29'50"	344.96'	15.03'	7.52'	15.03'	N 65°20'05" E
WC9	4°13'08"	556.34'	40.97'	20.49'	40.96'	N 61°29'44" E
WC10	19°18'03"	354.68'	119.48'	60.31'	118.92'	S 9°00'34" E
WC11	6°05'04"	316.32'	33.59'	16.81'	33.58'	S 7°25'00" E
WC12	17°54'22"	205.00'	64.07'	32.30'	63.81'	S 2°22'42" E

TEMPORARY T-TURNAROUND EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
T1	N 69°03'17" W	14.17'
T2	N 87°37'41" E	17.84'
T3	S 81°21'20" E	25.02'

TEMPORARTY T-TURNAROUND EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
TC1	26°56'37"	24.50'	11.52'	5.87'	11.42'	N 55°34'58" W
TC2	4°09'16"	282.50'	20.48'	10.25'	20.48'	N 14°10'08" E
TC3	19°40'10"	24.50'	8.41'	4.25'	8.37'	N 77°47'36" E
TC4	4°05'25"	387.50'	27.66'	13.84'	27.66'	S 12°50'10" W
TC5	8°30'17"	112.50'	16.70'	8.36'	16.68'	N 86°30'16" W
TC6	21°29'38"	24.50'	9.19'	4.65'	9.14'	S 87°00'04" W

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D1	N 17°11'11" W	56.95'
D2	N 50°50'09" E	14.79'
D3	S 59°15'20" E	68.43'
D4	S 51°03'01" E	83.23'
D5	S 17°11'11" E	34.43'
D6	S 72°48'48" W	14.58'
D7	N 70°31'34" W	34.20'
D8	N 17°12'45" E	46.81'
D9	S 86°39'00" E	34.50'
D10	S 70°31'34" E	20.02'
D11	S 17°12'45" W	20.02'
D12	N 70°31'34" W	20.02'

WATERLINE AND SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WS1	N 89°50'01" E	6.24'
WS2	N 90°00'00" E	23.62'
WS3	S 59°19'08" E	15.48'
WS4	N 30°38'32" E	34.41'
WS5	S 59°21'28" E	20.00'
WS6	S 30°38'32" W	33.16'
WS7	S 85°38'24" E	72.87'
WS8	N 70°54'41" E	49.41'
WS9	N 42°16'36" W	10.00'
WS10	N 49°23'37" E	20.01'
WS11	S 42°16'36" E	10.00'
WS12	N 49°23'37" E	19.43'
WS13	N 10°33'39" E	19.94'
WS14	N 06°01'20" E	34.44'
WS15	S 83°58'40" E	20.00'
WS16	S 06°01'20" W	27.73'
WS17	S 83°51'21" E	6.93'
WS18	S 85°06'52" E	87.64'
WS19	N 04°28'42" E	52.67'
WS20	S 85°31'18" E	20.00'

WATERLINE AND SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WS21	S 04°28'42" W	190.78'
WS22	S 56°26'45" E	37.51'
WS23	S 33°33'15" W	20.00'
WS24	N 56°26'45" W	34.92'
WS25	S 49°28'42" W	71.03'
WS26	S 40°31'18" E	14.85'
WS27	S 40°57'37" E	28.51'
WS28	S 49°02'23" W	20.00'
WS29	N 40°57'37" W	28.66'
WS30	S 49°28'42" W	26.97'
WS31	N 40°30'28" W	10.21'
WS32	N 49°23'37" E	81.24'
WS33	S 63°01'18" E	9.37'
WS34	S 85°31'18" E	69.16'
WS35	S 73°43'37" W	56.01'
WS36	N 58°39'33" W	39.41'
WS37	N 49°30'12" E	10.00'
WS38	N 40°31'18" W	20.00'
WS39	S 49°30'12" W	10.00'
WS40	N 40°31'18" W	6.96'

WATERLINE AND SANITARY SEWER EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
WSC1	10°19'02"	112.00'	20.17'	10.11'	20.14'	S 15°40'09" W
WSC2	45°00'52"	10.64'	8.36'	4.41'	8.15'	S 71°59'08" W
WSC3	22°30'00"	57.00'	22.38'	11.34'	22.24'	S 74°16'18" E

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